

**MINUTES  
COLUMBUS PLAN COMMISSION  
WEDNESDAY MARCH 3, 2004 AT 4:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
123 WASHINGTON STREET  
COLUMBUS, INDIANA**

**Members Present:** John DeLap, President, Shirley Todd, Steve Ruble, Dave Fisher, John Hatter, Mike Gillespie, Rob Kittle, Patricia Zeigler and Jack Heaton.

**Members Absent:** Dave Bonnell and Gary Nienaber.

**Staff Present:** Laura Thayer, Assistant Planning Director, Heather Pope, Sondra Bohn, Thom Weintraut, Tiffany Strait, Planning Department; Tom Finke, County Plan Commission liaison, and Alan Whitted, City Attorney.

**LIAISON REPORTS**

Written reports were received and discussed.

**CONSENT AGENDA**

Minutes of February 4, 2004 meeting.

Motion: Mr. Fisher made a motion to approve the February 4, 2004 minutes. Mr. Gillespie seconded the motion and it carried unanimously.

**OLD BUSINESS REQUIRING COMMISSION ACTION**

**MP-04-01, RESUBDIVISION OF CUMMINS ENGINE CO., INC. 14<sup>TH</sup> ST ADMINISTRATIVE SUBDIVISION,** By Cummins Engine Company, Inc., is a proposal to create 3 lots totaling 1.49 acres. The property is located on the northeast corner of the intersection of 14<sup>th</sup> Street and Hutchins Ave. in Columbus Township.

Orwic Johnson submitted a letter on behalf of the Owners to withdraw this request without prejudice. He stated they would be refilling the Plat as soon as the various parties make certain decisions concerning the property involved.

Motion: Mr. Heaton made a motion to approve the withdrawal of this request without prejudice. Ms. Zeigler seconded the motion and it carried with a vote of 9-0.

**NEW BUSINESS REQUIRING COMMISSION ACTION**

**MP-04-02, BREXPARK WEST,** By Rex Breeden, is a proposal to create 4 commercial lots totaling 5.8 acres. The property is located on the southeast corner of the intersection of Johnson Blvd. and SR 46 in Columbus Township.

Ms. Strait presented the background information as follows:

The B-4, Highway Business District, is intended to provide for highway-oriented business uses offering accommodations, supplies and services to the general motoring public, which uses will serve the community's trade area and ordinarily be located along highways designated as major arterials. The minimum lot area is 10,000 sq. feet and the minimum frontage is 100 feet. The permitted uses include the following: any use permitted in the B-3 district; automobile service station uses; sales and storage of automobiles; drive-in establishments; commercial recreational uses; motels; restaurants; building material sales; mobile home parks.

The background on this plat shows a number of administrative subdivisions associated with this and the surrounding lots. In order to clarify some of the lot numbers, reconfigure existing lots and relocate an existing access easement, this minor subdivision was submitted.

The petitioner is requesting two modifications for this subdivision with regards to the proposed private place: relief of sidewalks and relief of curb and gutter. The Columbus Thoroughfare Plan clearly states that all private places must be built to city street standards. The cross-section of a city street includes both sidewalks and curb and gutter as defined in the Subdivision Control Ordinance (SCO). The SCO requires sidewalks along all frontages and have been consistently supported throughout the city by the Plan Commission. Further, installation of curb and gutter is matter of public safety when sidewalks are required.

A second issue related to this plat and discussed at Plat Committee is whether the owner of Lot D-4-B3, which is proposed to be served by the private place, is different from the applicant/owner of the lots being platted in this subdivision. If there are separate owners, both owners must sign the plat.

Last, the comment was made at plat committee that the existing note on Lot 4 was insufficient. It was suggested that the note be changed to read, "No building permit shall be issued until drainage is reviewed and approved for all lots using common drainage pond contained on lot 4."

Staff has no objection to this subdivision provided that all staff comments are adequately addressed. However, staff recommends denial of the requested modifications for relief of curb and gutter and sidewalks.

Mr. Heaton stated that this request before the Plan Commission for modifications for relief of curb, gutter and sidewalks would set a precedent for future development of the lots in this area.

Ms. Strait stated that these are existing lots and some of them have existing sidewalks and curbs along the frontages now.

Ms. Ziegler asked for clarification of where the private areas were for the sidewalks. Ms. Strait stated they were located on the lot line between Lots 2 & 3.

Mr. Rik Sanders with E.R. Gary & Associates represented the petitioner.

Mr. Sanders stated that had signatures from the owners of Sleep Inn as requested from the

SRC Meeting.

Mr. Sanders said they had originally filed this as an Administrative Subdivision because there were no new lots being created. He stated they wanted to vacate the old access easement of 35 feet for the Sleep Inn behind the gas station on Lot 2. There would be a new easement created as shown on this plat as a 50-foot private place as requested by SRC meeting. Creating this new easement would also be increasing the size of Lot 2. Mr. Sanders stated his client is asking for partial relief from the requirement of sidewalk construction on the south side of private place and is willing to construct a sidewalk on the north side. Also Mr. Breeden is asking for relief from curb and gutters on said private place.

Much discussion was held regarding sidewalks, curbs and guttering.

Mr. Kittle asked if there would be pedestrian traffic in this area. Mr. DeLap stated that with a hotel and restaurant there would be a high volume of people walking. Ms. Zeigler asked what was located on Lot 3. Mr. Sanders stated there was nothing at the present time.

Mr. Steve Ruble, City Engineer, stated that the 50-foot wide access serves as the legal access for the lots. He said this could be compared to a city street serving lots in a subdivision. Mr. Ruble said that this access easement would serve Johnson Blvd to the end of Lot 1. He said his recommendation would be to build this access easement to city street standards as stated in the Columbus Thoroughfare Plan. The Plan Commission adopted this in May 2003 and it was also approved by the City Council. Mr. Ruble said that the Plan also required sidewalks on both sides of the street.

Mr. DeLap said that Johnson Blvd. has sidewalks on one side of the street. He also stated other streets exist in this area with sidewalks on one side. Mr. DeLap stated that when there is high volume traffic there should be sidewalks on both sides of the street. Mr. DeLap also stated the commission would be involved in development in the area and should be consistent when sidewalks are required. He said it was important to have reasonable access for visitors and to create a system of travel that is safe for everyone.

Mr. Fisher asked if traffic to the Sleep Inn comes into Johnson Blvd to the easement and across to the hotel. Mr. Sanders said yes, there is no entrance from State Road 46 West.

Mr. DeLap opened the meeting to the public.

Mr. Bob Dalmbert stated he was representing the owners of Sleep Inn. He said Sleep Inn would benefit from the subdivision. He stated that this would improve the Sleep Inn access. He spoke in favor of this request.

Mr. DeLap closed the meeting to the public.

Motion: Mr. Ruble made a motion to approve this request without relief from curbs, gutters or sidewalks. This would include no relief from sidewalks on either side of the street. Ms. Zeigler seconded the motion and it carried with a vote of 9-0.

**SU-MM-04-02; SILVER OAKS HEALTH CAMPUS-A** request by trilogy Health Services, LLC for a major modification to their special use site plan for a 10,503 sq. ft. (20 bed) building

expansion and approval of a new site plan with regard to landscaping and circulation. The property is located on the southeast corner of Central Avenue and Chapa Street, more specifically 2011 Chapa Street, Columbus, IN.

Ms. Pope presented the background information on this request as follows:

This property originally received Special Use – Institutional and Philanthropic Uses, Nursing Homes, Elderly Housing zoning January 1998. Since that time they have received two minor modifications, one for rearrangement of the parking and the other for drainage.

Today they are proposing a building expansion of 10,503 sq. ft., approximately 22.6 percent of an increase. Because the building expansion exceeds 15 percent, the applicant is required to receive site plan approval from the Columbus Plan Commission.

The petitioners have proposed to remove 21 parking spaces, while adding six new spaces. Therefore, they do not meet the requirements of the Columbus Zoning Ordinance with regards to the required parking spaces. However, because the property is zoned special use, the Plan Commission can allow less parking than required by the zoning ordinance.

The building expansion will be built on the east side of the current facility. Because of this expansion the petitioner will need to vacate the property line to the east to create one lot totaling 8.98 acres. The petitioner is in the process of receiving approval to vacate the property line through an administrative subdivision within our office.

A drainage plan has not been provided for the new site plan.

No new signs have been proposed.

The landscape plan as proposed exceeds the Landscape Ordinance by approximately 10,000 points. Some existing landscaping will be removed for the building expansion. However, new plantings will be installed.

Staff has determined that all criterions have been met with regards to this building expansion.

Mr. Rod Blasdel with the Columbus Aviation Board and Larry Stith represented the petitioners.

Mr. Blasdel stated that the Board has already approved the lease for the two and one-half acre lot that will be used for the expansion.

Ms. Zeigler asked why they were requesting the building extension and was there a need for additional parking.

Mr. Stith said that this project has turned out to be a very successful one for Silver Oaks Health Campus and the community. There has been no negative feedback. The occupancy rate has ranged from 95% to 100% for the last two years. He said that the engineer who drew the site plan stated they are aware of the shortage of parking spaces. Mr. Stith said he had talked with the CEO of Trilogy Health Services, LLC about the entire project and he stated that the parking spaces that existed had never been completely utilized. Mr. Stith said they were prepared to add additional parking if necessary for this request.

Ms. Zeigler asked if this was a special wing. Mr. Stith said it was for a general use for additional patients that would be applying to the facility. Ms. Zeigler stated that on the plat that is marked as fourteen parking spaces and on the grass area there might be space for additional parking. Mr. Stith stated that there is private parking for staff.

Mr. Gillespie said he would encourage the Board to require some additional parking. He stated that in his duties as a minister when visiting the facility there are times that he has difficulty finding a place to park close to the building.

Ms. Zeigler stated that the east end would be a logical place to add the parking because of the distance.

Mr. Gillespie asked if a curb cut could be obtained off Chapa. Mr. Ruble said he would like to discourage as many curb cuts as possible. He said there is a possibility of circulation by using internal routes to get to the other side of the building. He said he would like to explore those options before ruling out another cut. Mr. Gillespie stated that when you have families in distress everyone wants to park around the circle so they can quickly go into the facilities. Mr. Stith stated that the petitioners would respond to this request.

Mr. DeLap opened the meeting to the public.

There was no one to speak for or against this request.

Mr. DeLap closed the meeting to the public.

Mr. Kittle asked if there was a loading dock. Mr. Ruble stated that it was a loading area. He also asked if there would be some additional parking proposed for the east end.

Motion: Mr. Gillespie made a motion to approve this request with consideration given to adding the additional 16 parking spaces, condition of drainage plan being approved and vacating the lot line. Mr. Fisher seconded the motion and it carried with a vote of 9-0.

**RZ-04-02; HAWREEK BLVD./TOM WETHERALD-** A request by Tom Wetherald to rezone property located at the west side of Hawcreek Boulevard, approximately 575' south of National Road (US 31), more specifically 2600 Hawcreek Blvd. Columbus, IN.

This property was used for industrial purposes several years ago. Currently, this parcel is vacant. However, the petitioner would like to rent it to retail type uses.

Ms. Pope stated that Mr. Wetherald would like to rezone this to B-4. Mr. Pope said that the surrounding properties are all zoned for business use.

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission consider five factors in making its recommendation to the City Council. Ms. Pope said that all these criterion has been met.

Staff would recommend approval of this request to B-4 zoning.

Mr. DeLap opened the meeting to the public.

There was no one to speak for or against the request.

Mr. DeLap closed the meeting to the public.

Ms. Zeigler asked where the access was to the property. Ms. Pope stated it was off Hawcreek Boulevard. Ms. Zeigler also expressed concern regarding the parking and about the amount of traffic that would be generated by the new business located at this site. Mr. Wetherald said he owned the Texas Roadhouse and that this business will be low keyed. Hours of operation would not interfere with the overflow parking that is now being used for the Roadhouse. He said the use has not changed in the last five years. Mr. Wetherald stated that there were two entrances off Hawcreek and there was a separation distance into both establishments.

Motion: Mr. Heaton made a motion to approve this request with staff comments. Mr. Gillespie seconded the motion and it carried with a vote of 9-0.

#### **DISCUSSION ITEMS**

None

#### **REPORTS & RECOMMENDATIONS**

None

#### **DIRECTOR'S REPORT**

Ms. Thayer had no report at this time.

**ADJOURNMENT: 4:50 P.M.**